

LOT 2
HAMPTON LAKES PHASE IV-B
OR 2320/460

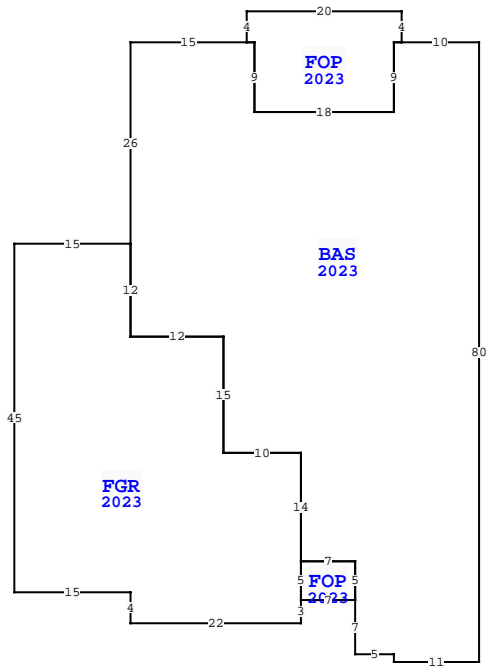
HURLEY JAMES T & SUSAN KLINESMITH
85270 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0002-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,568	100	2023
FGR	1,339	55	2023
FOP	35	30	2023
FOP	242	30	2023
TOTALS	4,184		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,387	99.7280	131.64	445,865	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 2568 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			445,865
TOTAL MARKET OB/XF VALUE			94,040
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			614,905
SOH/AGL Deduction			106,085
ASSESSED VALUE			508,820
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			458,098
TOTAL JUST VALUE			614,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			592,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004233	CO		05/23/2023
230006126	SCRN ENCL - POOL	28,764	05/11/2023
230004512	GUNITE POOL	104,224	04/06/2023
22005157	NEW CONSTR	471,011	04/04/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1173	3/31/2023	SW	Q	I	01	657,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HURLEY JAMES THOMAS						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	1,252.00	SF	10.00	10.00	100	2023	2023		100	12,520	
2	0861	POOL GUNIT	0	100	36	432.00	SF	85.00	85.00	100	2024	2023		98	35,986	
3	0912	SCRN RM G	0	100	0	1,510.00	SF	20.00	20.00	100	2024	2023		97	29,294	
4	0855	CONC PAVER	0	100	0	1,624.00	SF	10.00	10.00	100	2024	2023		100	16,240	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=90,5] W10 W1 S9 W18 N9 W1 W15 S26 S12 E12 S15 E10 S14 E7 S5 S7 E5 S1 E11 N80 \$	
FOP=[YR=2023;ORIG=60,1] E20 S4 W1 S9 W18 N9 W1 N4 \$	
FGR=[YR=2023;ORIG=30,31] E15 S12 E12 S15 E10 S14 S5 S3 W22 N4 W15 N45 \$	
FOP=[YR=2023;ORIG=67,72] E7 S5 W7 N5 \$	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							